083.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	691,800 / 691,800
					USE VALUE:	691,800 / 691,800
					ASSESSED:	691,800 / 691,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CULP TIFFANY & MICHAEL	
Owner 2:		
Owner 3:		
Street 1:	39 ALPINE STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	SNYDER ANGELA & DAVID -
Owner 2:	-
Street 1:	39 ALPINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,161 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1932, having primarily Wood Shingle Exterior and 1664 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5161.000	286,900	2,500	402,400	691,800
Total Card	0.118	286,900	2,500	402,400	691,800
Total Parcel	0.118	286,900	2,500	402,400	691,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.75 | /Parcel: 415.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 51687
GIS Ref
GIS Ref
Insp Date 10/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 083.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,900	2500	5,161.	402,400	691,800	691,800	Year End Roll	12/18/2019
2019	101	FV	228,200	2500	5,161.	396,600	627,300	627,300	Year End Roll	1/3/2019
2018	101	FV	228,200	2500	5,161.	304,700	535,400	535,400	Year End Roll	12/20/2017
2017	101	FV	228,200	2500	5,161.	287,400	518,100	518,100	Year End Roll	1/3/2017
2016	101	FV	228,200	2500	5,161.	264,400	495,100	495,100	Year End	1/4/2016
2015	101	FV	214,600	2500	5,161.	247,200	464,300	464,300	Year End Roll	12/11/2014
2014	101	FV	214,600	2500	5,161.	227,600	444,700	444,700	Year End Roll	12/16/2013
2013	101	FV	214,600	2500	5,161.	227,600	444,700	444,700		12/13/2012

!6737!

PRINT

Date	Time
12/10/20	21:27:45

LAST REV

Date	Time
07/22/19	10:57:23

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6737

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SNYDER ANGELA &	65961-512		8/24/2015	Mult Lots	700,000	No	No		
HAYES FRANCIS J	58207-163		12/30/2011	Mult Lots	451,000	No	No		
	12487-501		7/27/1973		33,000	No	No		N

USER DEFINED

Prior Id # 1:	51687
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/7/2018	138	Wood Dec	7,900	C				
9/18/2017	1211	Siding	1,100	C				
3/5/2012	153	Manual	20,000					install 2 furnaces
5/5/2010	396	Redo Bat	4,500					

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	HS	Hanne S
11/24/2008	Meas/Inspect	163	PATRIOT
1/19/2000	Meas/Inspect	163	PATRIOT
8/3/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5161		Sq. Ft.	Site		0	70.	1.11	6									402,383						402,400	

Total AC/HA: 0.11848 | Total SF/SM: 5161 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 402,383 | Spl Credit | Total: 402,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.28100955
Const Adj.:	0.98000199
Adj $ / SQ:	131.816
Other Features:	94000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352465
Depreciation:	65558
Depreciated Total:	286907

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

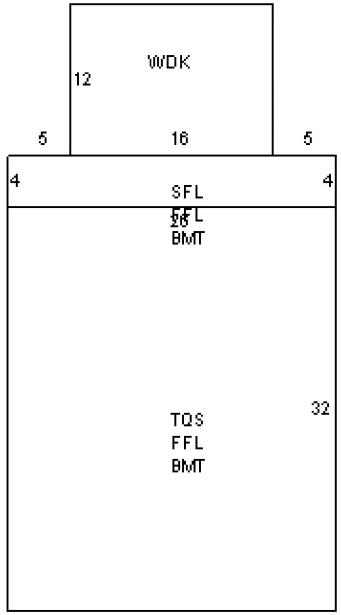
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	131.82
Special Features:	0	Val/Su Net:	102.76
Final Total:	286900	Val/Su SzAd	172.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	39.540	37,014
FFL	First Floor	936	131.820	123,380
TQS	3/4 Story	624	131.820	82,253
WDK	Deck	192	10.980	2,109
SFL	Second Floor	104	131.820	13,709

Net Sketched Area:	2,792			Total:	258,465
Size Ad	1664	Gross Are	3000	FinArea	1664

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	F	FR	1932	24.27	T	50	101			2,500			2,500

More:	N	Total Yard Items:	2,500	Total Special Featues:		Total:	2,500